

5 PERSPECTIVE VIEW - FROM NORTHEAST
1/4" = 1'-0"



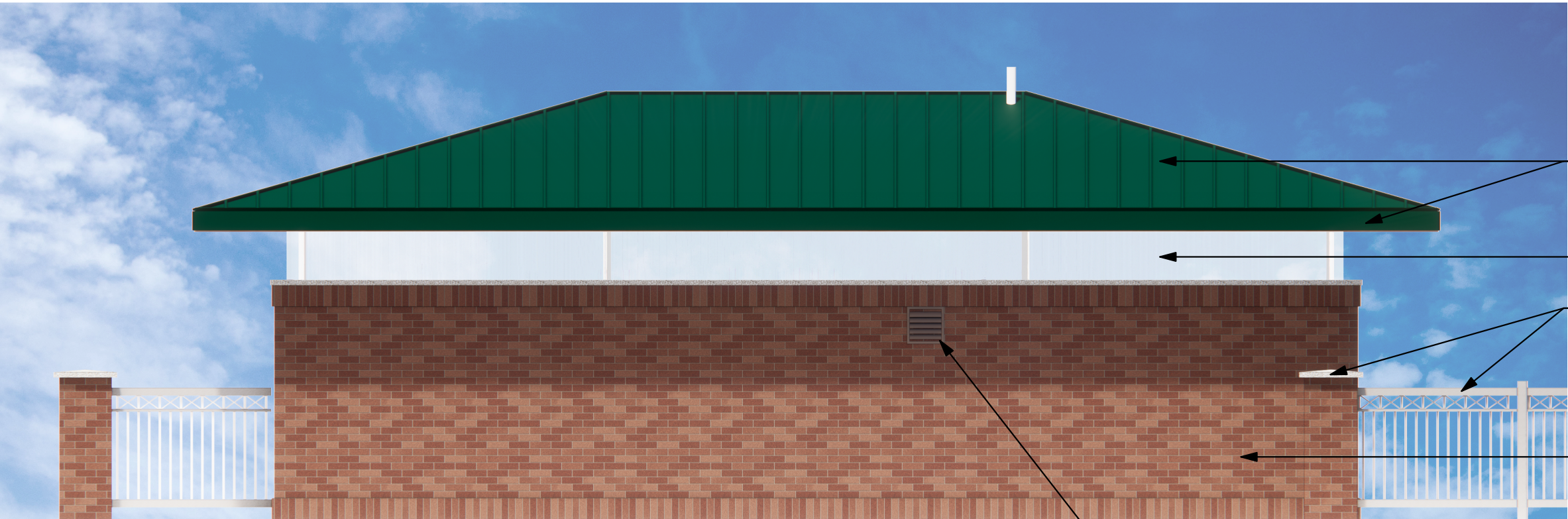
1 EXTERIOR ELEVATION - NORTH
1/4" = 1'-0"

- STANDING SEAM METAL ROOF & FASC (GREEN) TO MATCH EXISTING CONTEXT
- TRANSLUCENT POLYCARBONATE PANEL
- GALVANIZED STEEL RAILING & BRICK COLUMN W/ PRECAST CAP TO REMAIN
- BRICK TO MATCH EXISTING CONTEXT
- HOLLOW METAL DOORS & FRAMES, PAINTED TO MATCH EXISTING METAL PAINT FINISH



2 EXTERIOR ELEVATION - WEST
1/4" = 1'-0"

- STANDING SEAM METAL ROOF & FASC (GREEN) TO MATCH EXISTING CONTEXT
- TRANSLUCENT POLYCARBONATE PANEL
- GALVANIZED STEEL RAILING & BRICK COLUMN W/ PRECAST CAP TO REMAIN
- BRICK TO MATCH EXISTING CONTEXT



3 EXTERIOR ELEVATION - SOUTH
1/4" = 1'-0"

- STANDING SEAM METAL ROOF & FASC (GREEN) TO MATCH EXISTING CONTEXT
- TRANSLUCENT POLYCARBONATE PANEL
- GALVANIZED STEEL RAILING & BRICK COLUMN W/ PRECAST CAP TO REMAIN
- BRICK TO MATCH EXISTING CONTEXT
- PAINTED MECHANICAL LOUVER TO MATCH ADJACENT BRICK



4 EXTERIOR ELEVATION - EAST
1/4" = 1'-0"

- GALVANIZED STEEL RAILING & BRICK COLUMN W/ PRECAST CAP TO REMAIN

- STANDING SEAM METAL ROOF & FASC (GREEN) TO MATCH EXISTING CONTEXT
- TRANSLUCENT POLYCARBONATE PANEL
- BRICK TO MATCH EXISTING CONTEXT

PRELIMINARY - NOT FOR CONSTRUCTION

PROJECT:
WDM RAILROAD PARK RESTROOM FACILITY

PARCEL LEGAL DESCRIPTIONS
AND BENCHMARKS

LEGAL DESCRIPTION:
PART OF LOT C VALLEY JUNCTION (8,024 S.F./0.18 AC)

LOCATION:
DISTRICT/PARCEL: 320/04142-000-000
GEO PARCEL: 7825-14-107-001
NEIGHBORHOOD/POCKET: WD09/Z

BM#1 WEST DES MOINES STD BM #058 INTERSECTION OF 4TH STREET
AND RAILROAD AVENUE, NORTHWEST CORNER OF INTERSECTION, 41
FEET WEST OF CENTERLINE OF 4TH STREET, 55± FEET NORTH OF
CENTERLINE OF RAILROAD AVENUE.
ELEVATION = 38.23 (WDM DATUM)

ZONING & COMPREHENSIVE PLAN

ZONING: OS - OPEN SPACE
COMPREHENSIVE PLAN: PG - PARKS AND GREENWAY

CITY OF WEST DES MOINES
PARKS AND RECREATION
4200 MILLS CIVIC PARKWAY, SUITE 1B
WEST DES MOINES, IA 50265

CITY CASE NAME: RAILROAD PARK RESTROOMS
CITY CASE NUMBER: MML2-005273-2021

BUILDING DATA

PROPOSED STRUCTURE
HEIGHT: 1-STORY, 14'-0" (PEAK)
AREA: 550 SF
PROGRAM: 2-STALL MEN'S RESTROOM, 2-STALL WOMEN'S RESTROOM, FAMILY
RESTROOMS, AND UTILITY SPACE

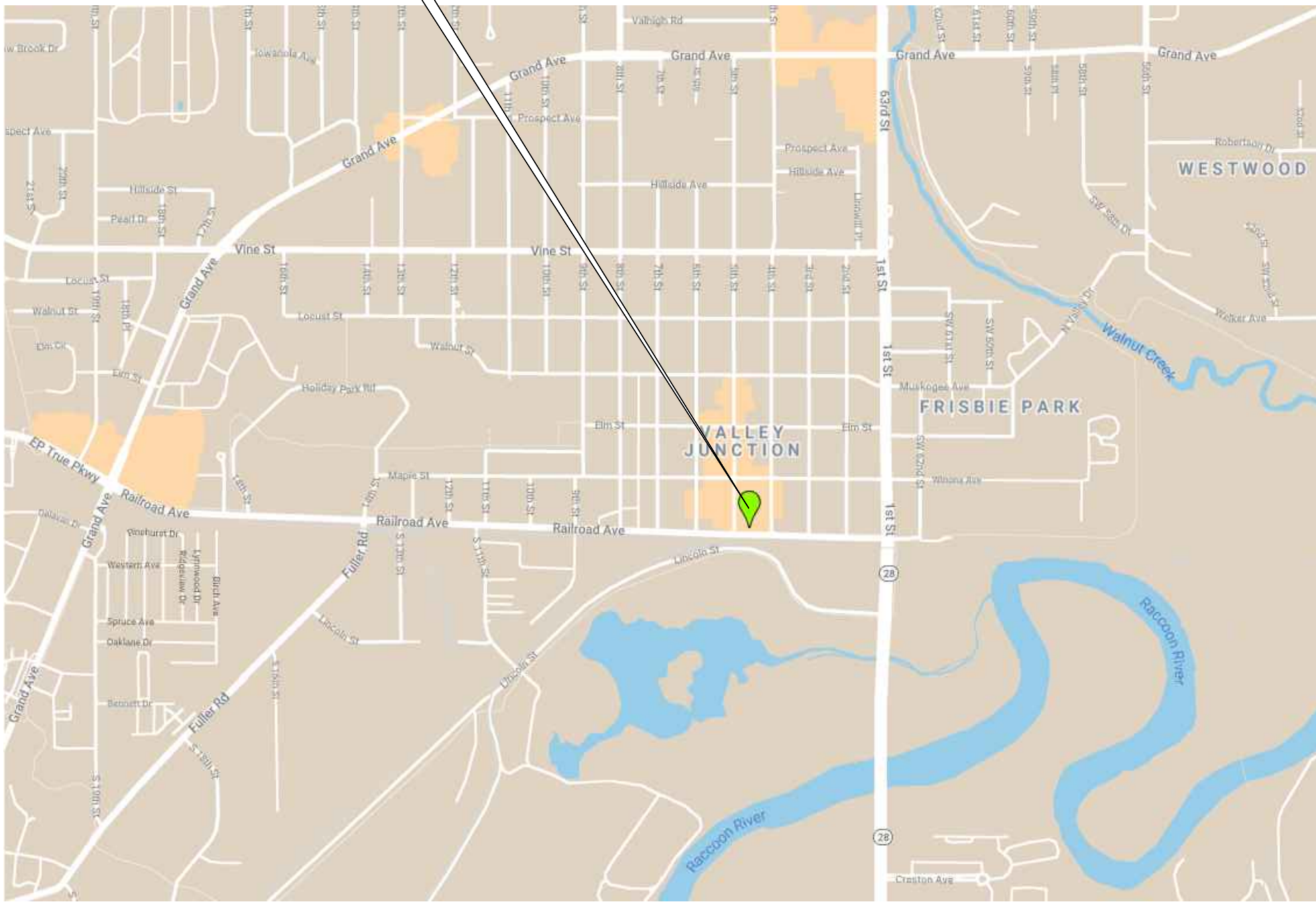
IMPERVIOUS/OPEN SPACE DATA

TOTAL SITE AREA = 0.18 AC (8,024 S.F.)

IMPERVIOUS SURFACES
EXISTING IMPERVIOUS TO BE REMOVED 1,350 S.F.
NEW IMPERVIOUS: 1,835 S.F.

VICINITY MAP

Project Location
425 Railroad Ave.
West Des Moines, IA 50265



INDEX OF DRAWINGS

T	Title Sheet
C1	Site Demolition Plan
C2	Paving & Grading Plan
C3	Site Utility Plan
D100	Landscape Demolition Plan
L100	Landscape Overall Layout Plan
L800	Landscape Site Details

PROJECT CONTACTS

OWNER/APPLICANT:
CITY OF WEST DES MOINES
PARKS & RECREATION
4200 MILLS CIVIC PARKWAY, SUITE 1B
WEST DES MOINES, IA 50265
CONTACT: KEVIN CONN
TEL: 515.222.3444
EMAIL: KEVIN.CONN@WDM.IOWA.GOV

CIVIL ENGINEER:
LARSON ENGINEERING, INC.
1001 OFFICE PARK ROAD, STE 120
WEST DES MOINES, IA 50265
CONTACT: MICHAEL A. MURPHY, P.E.
TEL: 515.225.4377
EMAIL: MMURPHY@LARSONENGR.COM

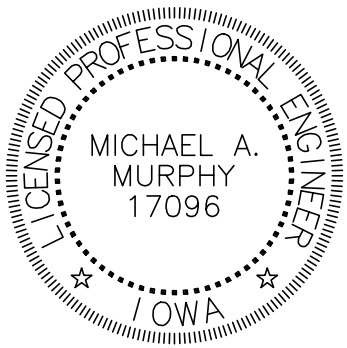
ARCHITECT:
STUDIO MELEE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IA 50309
CONTACT: CHRISTOPHER P WERNIMONT, AIA
TEL: 515.460.5431
EMAIL: CHRIS@STUDIOMELEE.COM

LANDSCAPE ARCHITECT:
JEFFREY L. BRUCE & COMPANY
300 4TH STREET
WEST DES MOINES, IA 50265
CONTACT: EMMA LORENZ
TEL: 816.842.8999
EMAIL: ELORENZ@JLBRUCE.COM

I HEREBY CERTIFY THAT THE PORTION OF THIS TECHNICAL SUBMISSION DESCRIBED BELOW WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND RESPONSIBLE CHARGE.
I AM A DULY REGISTERED ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

MICHAEL A. MURPHY, P.E.
PRINTED OR TYPED NAME

SIGNATURE & DATE
ENGINEER 17096
DISCIPLINE & REGISTRATION NO.
" C " D R A W I N G S
PAGES OR SHEETS COVERED



P R E L I M I N A R Y N O T F O R C O N S T R U C T I O N

PRINT DATE:
10 AUGUST 2021
SHEET NAME:
T I T L E S H E E T

WDM RAILROAD PARK
425 RAILROAD AVENUE,
WEST DES MOINES, IOWA 50265
RESTROOM
FACILITY

S T U D I O M E L E E
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

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WEST DES MOINES CITY NOTES

- 1. ALL CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, SHALL COMPLY WITH THE WEST DES MOINES STANDARD CONSTRUCTION SPECIFICATIONS FOR SUBDIVISIONS, DSM METRO DESIGN STANDARDS AND WDM ADDENDUMS.
- 2. AT LEAST ONE WEEK PRIOR TO ANY CONSTRUCTION WITHIN PUBLIC R.O.W./EASEMENTS, AND/OR ANY CONNECTION TO PUBLIC SEWERS AND STREETS, THE CONTRACTOR SHALL CONTACT THE WDM ENGINEERING SERVICES (515-222-3475) TO SCHEDULE ANY REQUIRED INSPECTIONS. IT IS IMPORTANT TO NOTE CITY APPROVAL OF THIS PLAN IS SUBJECT TO THE APPLICATION OBTAINING ALL NECESSARY EASEMENTS/AGREEMENTS AND APPLICABLE PERMITS.
- 3. IF ADDITIONAL PAVEMENT REMOVAL IS REQUIRED OTHER THAN A STANDARD BOX OUT, FULL PANEL REMOVAL WILL BE REQUIRED. NO HALF PANEL REMOVAL WILL BE ALLOWED. OVERCUTS AND DAMAGE TO THE REMAINING PAVEMENT EDGE FROM REMOVAL OPERATIONS MUST BE REPAIRED. REPLACEMENT PATCHES MUST BE REINFORCES IN ACCORDANCE WITH CITY STANDARDS.
- 4. COORDINATE STAGING AND TRAFFIC CONTROL WITH WDM EMERGENCY SERVICES.
- 5. LANE CLOSURE NOTICES MUST BE SUBMITTED TO WEST DES MOINES PUBLIC SERVICES FOR APPROVAL A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.
- 6. ALL CONNECTION TO PUBLIC SEWERS SHALL BE CORE DRILLED.

DEMOLITION NOTES

- 1. VERIFY ALL EXISTING UTILITY LOCATIONS.
- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY DEMOLITIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO ALL ONSITE AMENITIES AND BUILDINGS. THESE CONNECTIONS INCLUDE, BUT ARE NOT LIMITED TO, WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
- 3. PRIOR TO BEGINNING WORK, CONTACT IOWA ONE CALL (800-292-8989) TO LOCATE UTILITIES THROUGHOUT THE AREA UNDER CONSTRUCTION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A PRIVATE UTILITY LOCATOR TO LOCATE THE PRIVATE UTILITIES.
- 4. SAWCUT ALONG EDGES OF PAVEMENTS, SIDEWALKS, AND CURBS TO REMAIN. CONTACT WDM ENGINEERING SERVICES (515-222-3475) TO SCHEDULE INSPECTION OF PAVEMENT REMOVAL, CONNECTION TO THE MAIN, AND PAVEMENT REPLACEMENT.
- 5. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- 6. ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, OR SIMILAR ITEMS ARE PROHIBITED ON PUBLIC STREETS OR WITHIN THE PUBLIC RIGHT-OF-WAY.

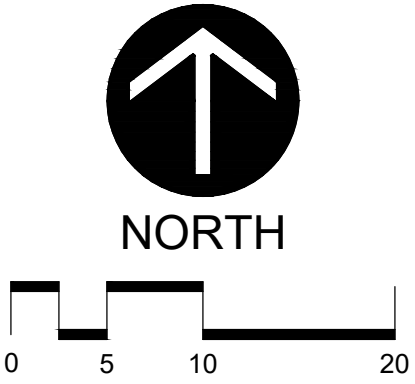
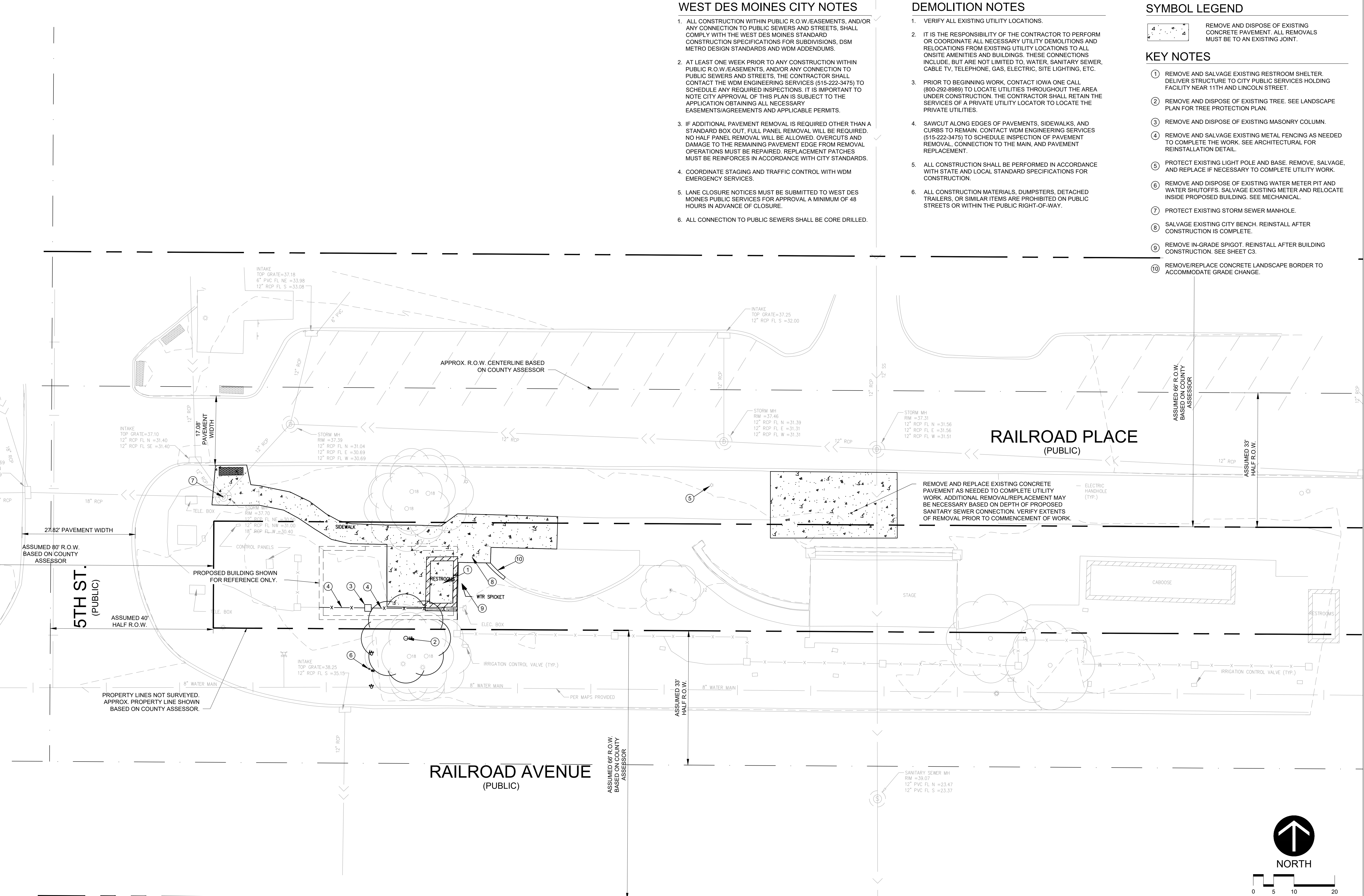
SYMBOL LEGEND



REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT. ALL REMOVALS MUST BE TO AN EXISTING JOINT.

KEY NOTES

- 1 REMOVE AND SALVAGE EXISTING RESTROOM SHELTER. DELIVER STRUCTURE TO CITY PUBLIC SERVICES HOLDING FACILITY NEAR 11TH AND LINCOLN STREET.
- 2 REMOVE AND DISPOSE OF EXISTING TREE. SEE LANDSCAPE PLAN FOR TREE PROTECTION PLAN.
- 3 REMOVE AND DISPOSE OF EXISTING MASONRY COLUMN.
- 4 REMOVE AND SALVAGE EXISTING METAL FENCING AS NEEDED TO COMPLETE THE WORK. SEE ARCHITECTURAL FOR REINSTALLATION DETAIL.
- 5 PROTECT EXISTING LIGHT POLE AND BASE. REMOVE, SALVAGE, AND REPLACE IF NECESSARY TO COMPLETE UTILITY WORK.
- 6 REMOVE AND DISPOSE OF EXISTING WATER METER PIT AND WATER SHUTOFFS. SALVAGE EXISTING METER AND RELOCATE INSIDE PROPOSED BUILDING. SEE MECHANICAL.
- 7 PROTECT EXISTING STORM SEWER MANHOLE.
- 8 SALVAGE EXISTING CITY BENCH. REINSTALL AFTER CONSTRUCTION IS COMPLETE.
- 9 REMOVE IN-GRADE SPIGOT. REINSTALL AFTER BUILDING CONSTRUCTION. SEE SHEET C3.
- 10 REMOVE/REPLACE CONCRETE LANDSCAPE BORDER TO ACCOMMODATE GRADE CHANGE.



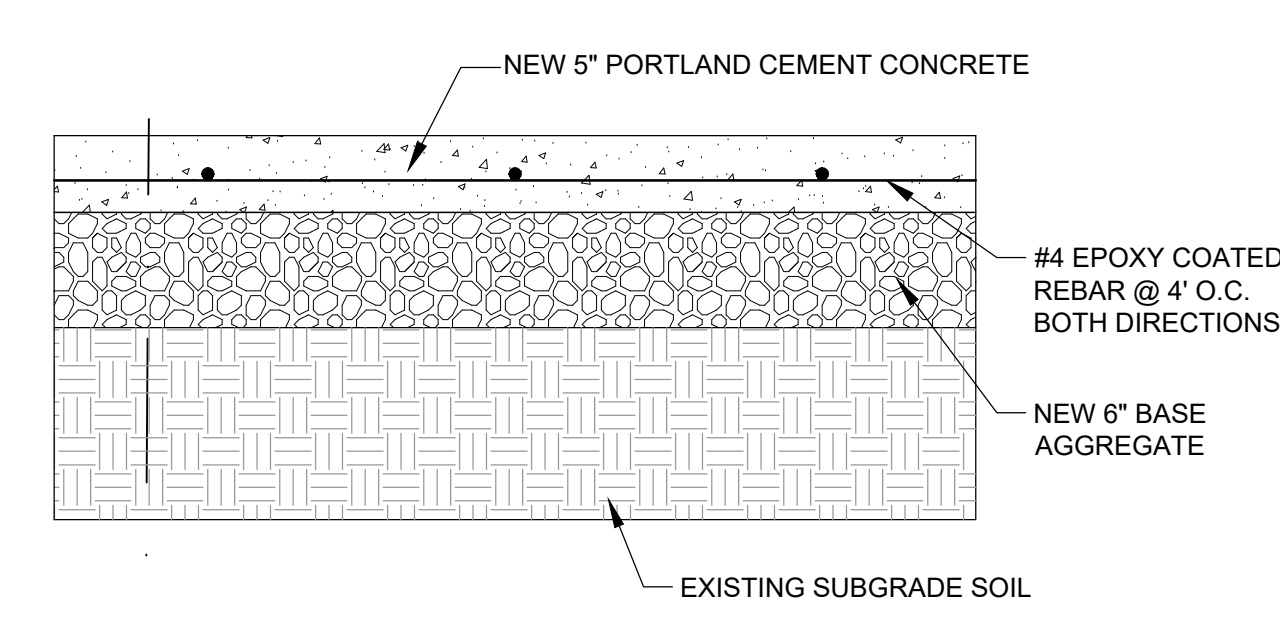
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STUDIO MELEE
1312 LOCUST STREET, SUITE 100Z
DES MOINES, IOWA 50309

WDM RAILROAD PARK
42.5 RAILROAD AVENUE, WEST DES MOINES, IOWA 50265
RESTROOM FACILITY

PRINT DATE:
10 AUGUST 2021
SHEET NAME:
SITE DEMOLITION PLAN



CONCRETE
CONSTRUCTION DETAIL

EROSION CONTROL NOTES

1. INSTALL TEMPORARY EROSION CONTROL MEASURES (INLET PROTECTION, SILT FENCE, AND ROCK CONSTRUCTION ENTRANCES) PRIOR TO BEGINNING ANY EXCAVATION OR DEMOLITION WORK AT THE SITE.
2. EROSION CONTROL MEASURES SHOWN ON THE EROSION CONTROL PLAN ARE THE ABSOLUTE MINIMUM. THE CONTRACTOR SHALL INSTALL TEMPORARY EARTH DIKES, SEDIMENT TRAPS OR BASINS, ADDITIONAL SILTATION FENCING, AND/OR DISK THE SOIL PARALLEL TO THE CONTOURS AS DEEMED NECESSARY TO FURTHER CONTROL EROSION. ALL CHANGES SHALL BE RECORDED IN THE SWPPP.
3. ALL CONSTRUCTION SITE ENTRANCES SHALL BE SURFACED WITH CRUSHED ROCK ACROSS THE ENTIRE WIDTH OF THE ENTRANCE AND FROM THE ENTRANCE TO A POINT 50' INTO THE CONSTRUCTION ZONE.
4. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN A MINIMUM OF 6". THE TRENCH BACKFILL SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR.
5. ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. SEDIMENT CONTROL PRACTICES MUST BE ESTABLISHED ON ALL DOWN GRADIENT PERIMETERS BEFORE ANY UP GRADIENT LAND DISTURBING ACTIVITIES BEGIN.
6. ALL EXPOSED SOIL AREAS MUST BE STABILIZED AS SOON AS POSSIBLE TO LIMIT SOIL EROSION BUT IN NO CASE LATER THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT.
7. ALL STORM SEWER CATCH BASINS NOT NEEDED FOR SITE DRAINAGE DURING CONSTRUCTION SHALL BE COVERED TO PREVENT RUNOFF FROM ENTERING THE STORM SEWER SYSTEM. CATCH BASINS NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION SHALL BE PROVIDED WITH INLET PROTECTION.
8. IN AREAS WHERE CONCENTRATED FLOWS OCCUR (SUCH AS SWALES AND AREAS IN FRONT OF STORM CATCH BASINS AND INTAKES) THE EROSION CONTROL FACILITIES SHALL BE BACKED BY STABILIZATION STRUCTURE TO PROTECT THOSE FACILITIES FROM THE CONCENTRATED FLOWS.
9. INSPECT THE CONSTRUCTION SITE ONCE EVERY SEVEN DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS SHALL BE RECORDED IN THE SWPPP.
10. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 OF THE HEIGHT OF THE FENCE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. ALL REPAIRS SHALL BE RECORDED IN THE SWPPP.
11. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANNER AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.
12. ALL SOILS TRACKED ONTO PAVEMENT SHALL BE REMOVED DAILY.
13. TEMPORARY SOIL STOCKPILES MUST HAVE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS, AND CANNOT BE PLACED IN SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
14. COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, FLOATING DEBRIS, PAPER, PLASTIC, FABRIC, CONSTRUCTION AND DEMOLITION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND MUST COMPLY WITH IDNR DISPOSAL REQUIREMENTS.
15. OIL, GASOLINE, PAINT AND ANY HAZARDOUS SUBSTANCES MUST BE PROPERLY STORED, INCLUDING SECONDARY CONTAINMENT, TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. RESTRICTED ACCESS TO STORAGE AREAS MUST BE PROVIDED TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MUST BE IN COMPLIANCE WITH IDNR REGULATIONS.
16. EXTERNAL WASHING OF TRUCKS AND OTHER CONSTRUCTION VEHICLES MUST BE LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF. NO ENGINE DEGREASING IS ALLOWED ONSITE.
17. ALL LIQUID AND SOLID WASTES GENERATED BY CONCRETE WASHOUT OPERATIONS MUST BE CONTAINED IN A LEAK-PROOF CONTAINMENT FACILITY OR IMPERMEABLE LINER. A COMPACTED CLAY LINER THAT DOES NOT ALLOW WASHOUT LIQUIDS TO ENTER GROUND WATER IS CONSIDERED AN IMPERMEABLE LINER. THE LIQUID AND SOLID WASTES MUST NOT CONTACT THE GROUND, AND THERE MUST NOT BE RUNOFF FROM THE CONCRETE WASHOUT OPERATIONS OR AREAS. LIQUID AND SOLID WASTES MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH IDNR REGULATIONS. A SIGN MUST BE INSTALLED ADJACENT TO EACH WASHOUT FACILITY TO INFORM CONCRETE EQUIPMENT OPERATORS TO UTILIZE THE PROPER FACILITIES.
18. UPON COMPLETION OF THE PROJECT AND STABILIZATION OF ALL GRADED AREAS, ALL TEMPORARY EROSION CONTROL FACILITIES (SILT FENCES, HAY BALES, ETC.) SHALL BE REMOVED FROM THE SITE.
19. PREPARATION OF SEED-BED:
 - 19.1 AREAS ACCESSIBLE TO MACHINERY: AREAS ACCESSIBLE TO FIELD MACHINERY SHALL BE THOROUGHLY WORKED TO A DEPTH OF NOT LESS THAN THREE INCHES (3"). THE SOIL SHALL BE BROUGHT TO A LOOSE, FRIABLE CONDITION, AND SHALL BE PICKED FREE OF ROCKS AND CONCRETE CHUNKS IN EXCESS OF ONE INCH (1") DIAMETER WHERE WEED GROWTH HAS DEVELOPED EXTENSIVELY, THE USE OF A DISK WILL BE ALLOWED TO DISK THESE WEEDS INTO THE GROUND IF THE WEEDS CAN BE COMPLETELY COVERED BY THIS METHOD.
 - 19.2 AREAS INACCESSIBLE TO MACHINERY: AREAS INACCESSIBLE TO MACHINERY SHALL BE PREPARED BY HAND TO A DEPTH OF NOT LESS THAN ONE AND ONE-HALF INCHES (1-1/2"). THE SOIL SHALL BE BROUGHT TO A LOOSE FRIABLE CONDITION.
 - 19.3 THE SEEDBED SHALL BE INSPECTED AND APPROVED BY THE CITY ENGINEER PRIOR TO SEEDING.

PAVING/GRADING NOTES

1. SEE LANDSCAPE PLAN FOR TREE PROTECTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH CITY'S 3RD PARTY FOR CONCRETE TESTING AND SPECIAL INSPECTIONS. (CITY SHALL COVER COST FOR TESTING)
3. ALL ELEVATIONS WITH AN ASTERISK (*) SHALL BE FIELD VERIFIED. IF ELEVATIONS VARY SIGNIFICANTLY, NOTIFY THE ENGINEER FOR FURTHER INSTRUCTIONS.
4. GRADES SHOWN IN PAVED AREAS REPRESENT FINISH ELEVATION.
5. RESTORE ALL DISTURBED AREAS WITH 4" OF GOOD QUALITY TOPSOIL AND SEED.
6. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION.

SYMBOL LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS - MAJOR INTERVAL

PROPOSED CONTOURS - MINOR INTERVAL

GRADE BREAK LINE

GRADE SLOPE

SILT FENCE

RIP-RAP / ROCK CONST. ENTRANCE

INLET PROTECTION

CONCRETE WASHOUT STATION

SPOT ABBREVIATIONS:

TC - TOP OF CURB

GL - GUTTER LINE

B - BITUMINOUS

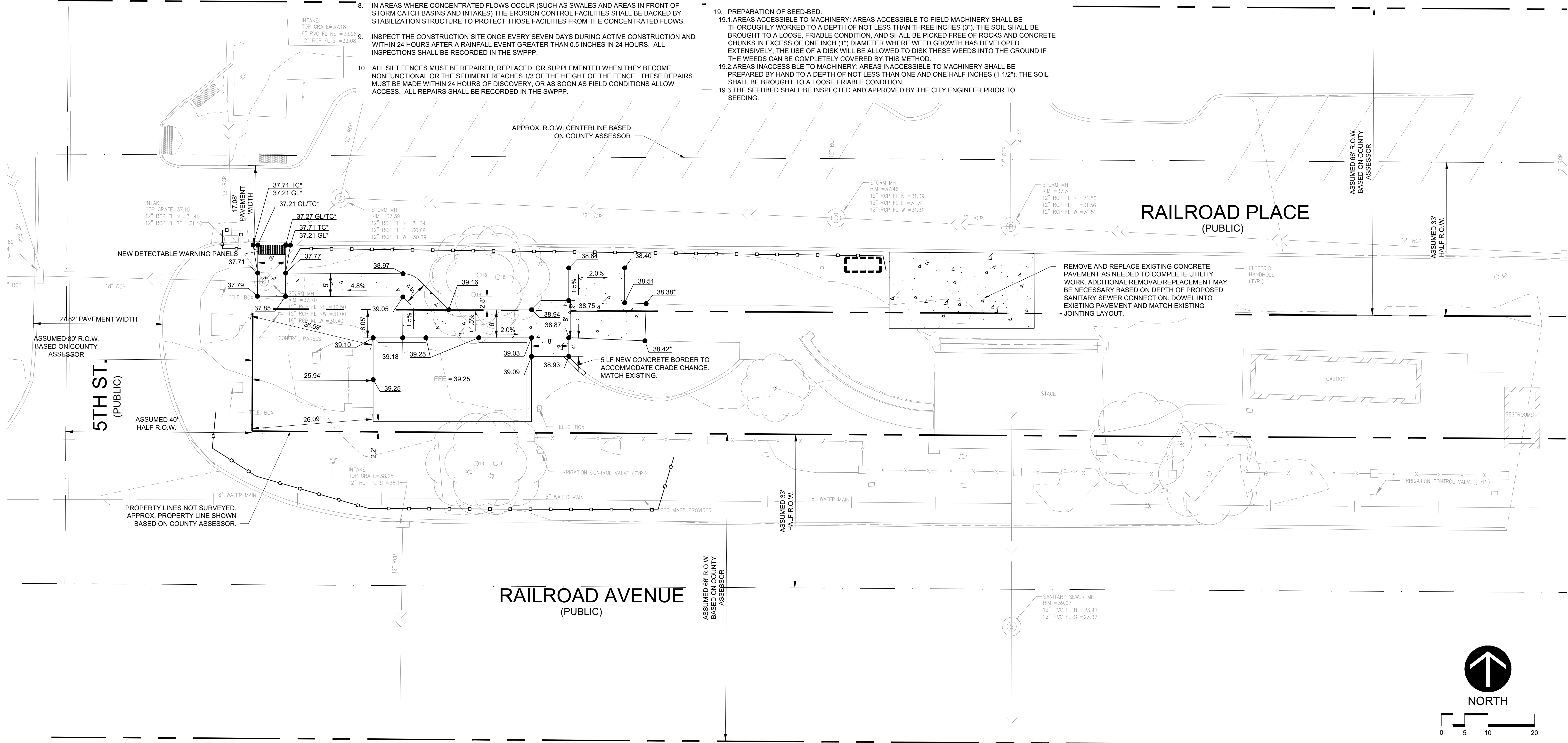
C - CONCRETE

EO - EMERGENCY OVERFLOW

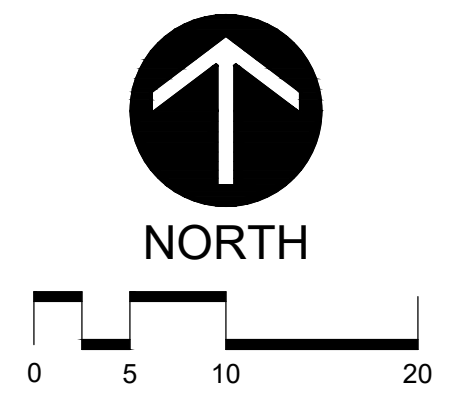
TW - TOP OF WALL

BW - BOTTOM OF WALL (F/G)

(*) - EXISTING TO BE VERIFIED



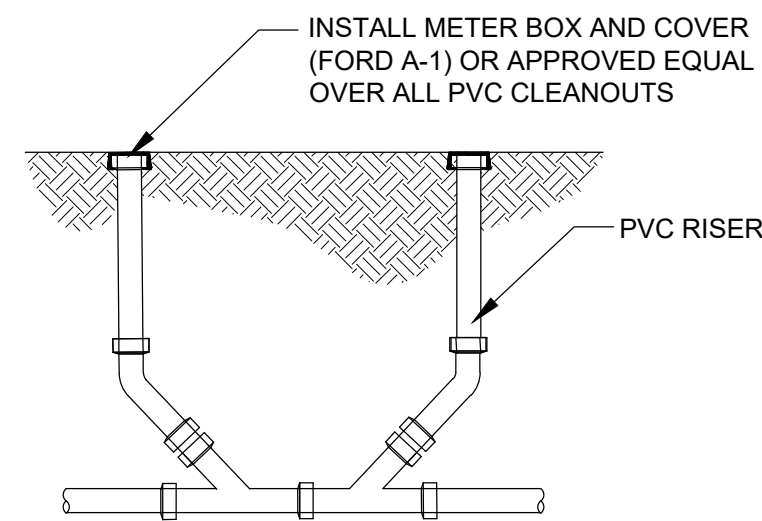
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1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM OR COORDINATE ALL NECESSARY UTILITY CONNECTIONS AND RELOCATIONS FROM EXISTING UTILITY LOCATIONS TO THE PROPOSED BUILDING, AS WELL AS TO ALL ONSITE AMENITIES. THESE CONNECTIONS INCLUDE BUT ARE NOT LIMITED TO WATER, SANITARY SEWER, CABLE TV, TELEPHONE, GAS, ELECTRIC, SITE LIGHTING, ETC.
2. ALL SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL STANDARD SPECIFICATIONS FOR CONSTRUCTION. UTILITY CONNECTIONS (SANITARY SEWER, WATERMAIN, AND STORM SEWER) MAY REQUIRE A PERMIT FROM THE CITY.
3. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS AT PROPOSED CONNECTIONS TO EXISTING UTILITIES PRIOR TO ANY DEMOLITION OR EXCAVATION.
4. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE ENGINEERING DEPARTMENTS AND UTILITY COMPANIES 72 HOURS PRIOR TO CONSTRUCTION. ALL NECESSARY PRECAUTIONS SHALL BE MADE TO AVOID DAMAGE TO EXISTING UTILITIES.
5. STORM SEWER REQUIRES TESTING WHERE LOCATED WITHIN 10 FEET OF WATERLINES OR THE BUILDING, IN ACCORDANCE WITH IOWA PLUMBING CODE.
6. HDPE STORM SEWER PIPING AND FITTINGS MUST MEET MATERIALS AND INSTALLATION STANDARDS PER IOWA PLUMBING CODE, INCLUDING ASTM D3212 JOINT PRESSURE TEST AND ASTM C2321 INSTALLATION PRACTICES. THE CITY REQUIRES RCP PIPE WITHIN THE PUBLIC RIGHT-OF-WAY.
7. MAINTAIN A MINIMUM OF 5' OF COVER OVER ALL WATER LINES AND SANITARY SEWER LINES. INSTALL WATER LINES 18" ABOVE SANITARY SEWERS, WHERE THE SANITARY SEWER CROSSES OVER THE WATER LINE, INSTALL SEWER PIPING OF MATERIALS EQUAL TO WATERMAIN STANDARDS FOR 9 FEET ON BOTH SIDES AND MAINTAIN 18" OF SEPARATION.
8. SEE PROJECT SPECIFICATIONS FOR BEDDING REQUIREMENTS.
9. PRESSURE TEST AND DISINFECT ALL NEW WATERMAINS IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
10. SANITARY SEWER PIPING SHALL BE PVC. SDR-35 FOR DEPTHS LESS THAN 12', PVC SDR-26 FOR DEPTHS BETWEEN 12' AND 26', AND CLASS 52 D.I.P. FOR DEPTHS OF 26' OR MORE.
11. ALL PROPOSED UTILITIES SHOWN ARE PRIVATE UNLESS OTHERWISE NOTED.

1. ALL WATER WORK, PUBLIC OR PRIVATE, SHALL BE DONE IN ACCORDANCE WITH WEST DES MOINES WATER WORKS STANDARD SPECIFICATIONS.
2. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS (515-222-3465) AT LEAST ONE WEEK PRIOR TO BUILDING CONSTRUCTION.
3. ANY WATER USE FROM A HYDRANT, PUBLIC OR PRIVATE, REQUIRES THE USE OF A WEST DES MOINES WATER WORKS HYDRANT METER. CALL 515-222-3465 TO RESERVE A METER.
4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE WEST DES MOINES WATER WORKS AND THE CITY'S CROSS CONNECTION CONTROL/CONTAINMENT PROVISIONS.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION OF AN APPROVED BACKFLOW PREVENTION ASSEMBLY(ES) FOR CONTAINMENT IN ALL NEW CONSTRUCTION . BACKFLOW PREVENTION TO BE INSTALLED PER CITY ORDINANCE 1297, 54-1998. CONTRACTOR SHALL NOTIFY WEST DES MOINES WATER WORKS, RALPH RENTERIA, ENGINEERING TECHNICIAN (515-222-3465) A MINIMUM OF 24 HOURS AFTER INSTALLATION AND TESTING OF ALL BACKFLOW DEVICES TO SCHEDULE FINAL INSPECTION.
6. ABANDON OLD WATER SERVICE AT SAME TIME AS SCHEDULED NEW TAP. CONTACT WDMWW TO REMOVE METER PRIOR TO DISCONNECTION. CALL THE PLANT AT 515-222-3465 TO SCHEDULE THE TAP.








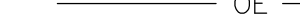










2" WATER SERVICE	17 LF
CURB STOP	1 EA
3/4" WATER SERVICE	FIELD VERIFY

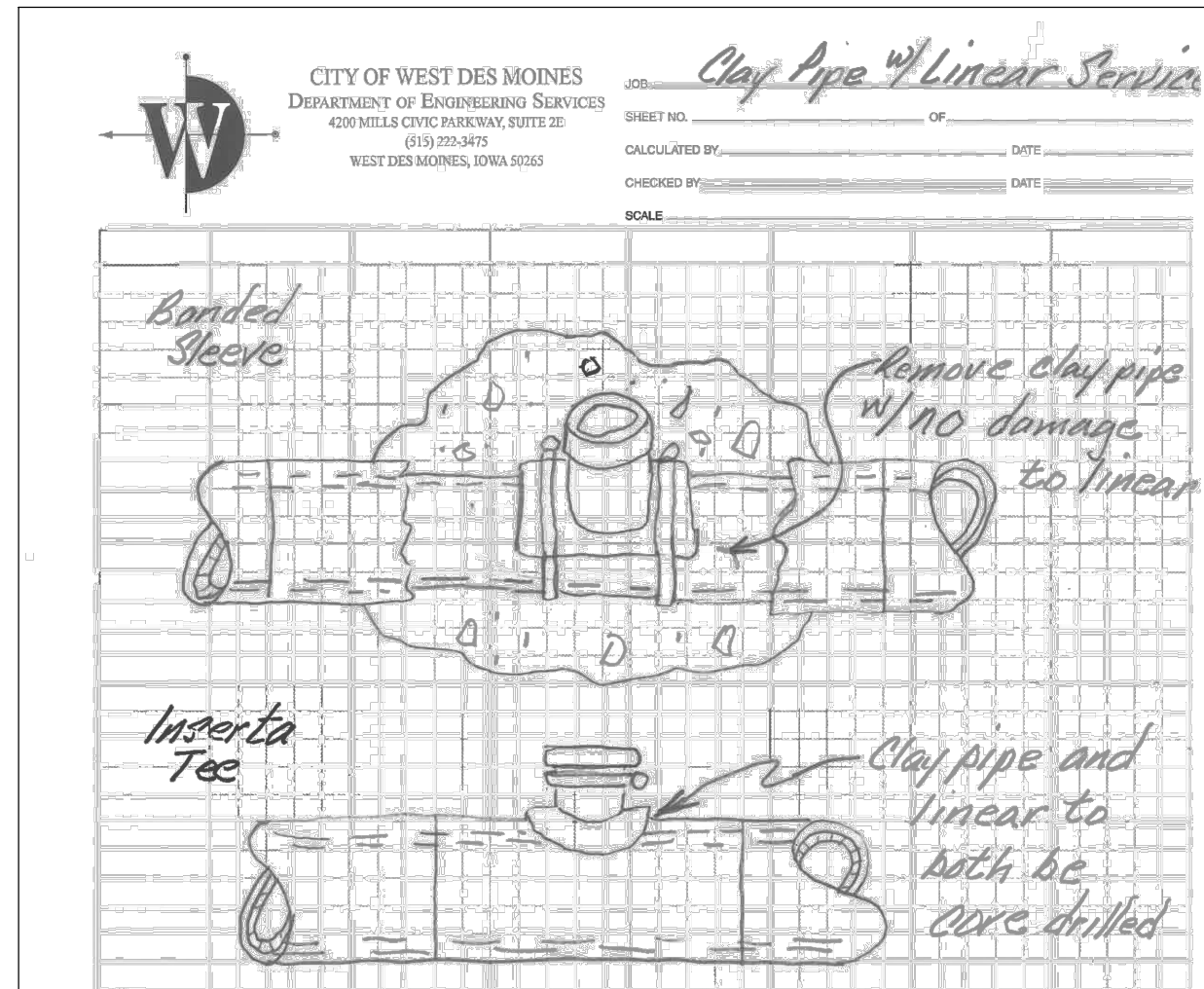


1
C3

TWO-WAY CLE

NOT TO SCALE

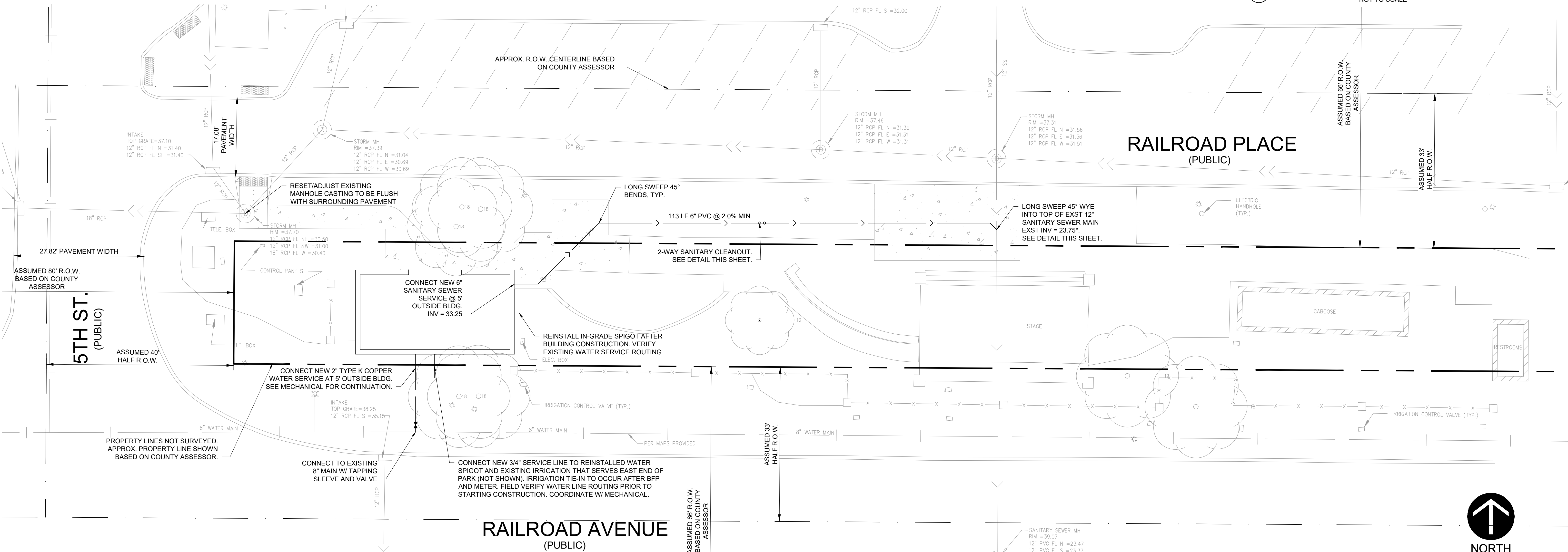
	STORM MANHOLE		CABLE UNDERGROUND LINE
	CATCH BASIN		ELECTRIC OVERHEAD LINE
	CURB INLET		ELECTRIC UNDERGROUND LINE
	FLARED END		FIBER OPTIC UNDERGROUND LINE
	SANITARY MANHOLE		NATURAL GAS UNDERGROUND LINE
	HYDRANT		SANITARY SEWER PIPE
	GATE VALVE & BOX		STORM SEWER PIPE
	WATER SHUTOFF		TELEPHONE UNDERGROUND LINE
	LIGHT POLE		WATERMAIN PIPE
			DRAINTILE PIPE



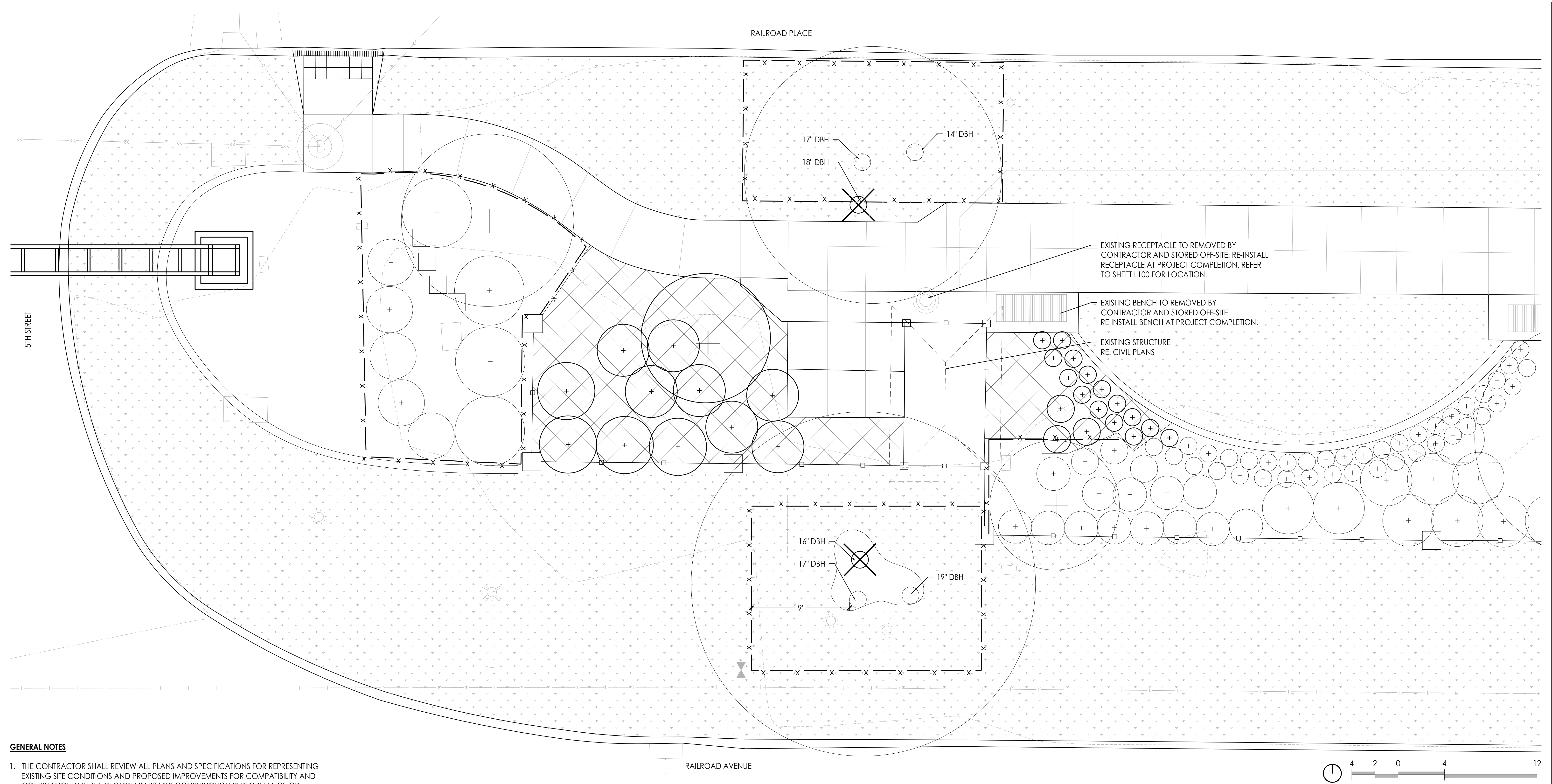
2
C3

SANITARY SEWER C

NOT TO SCALE



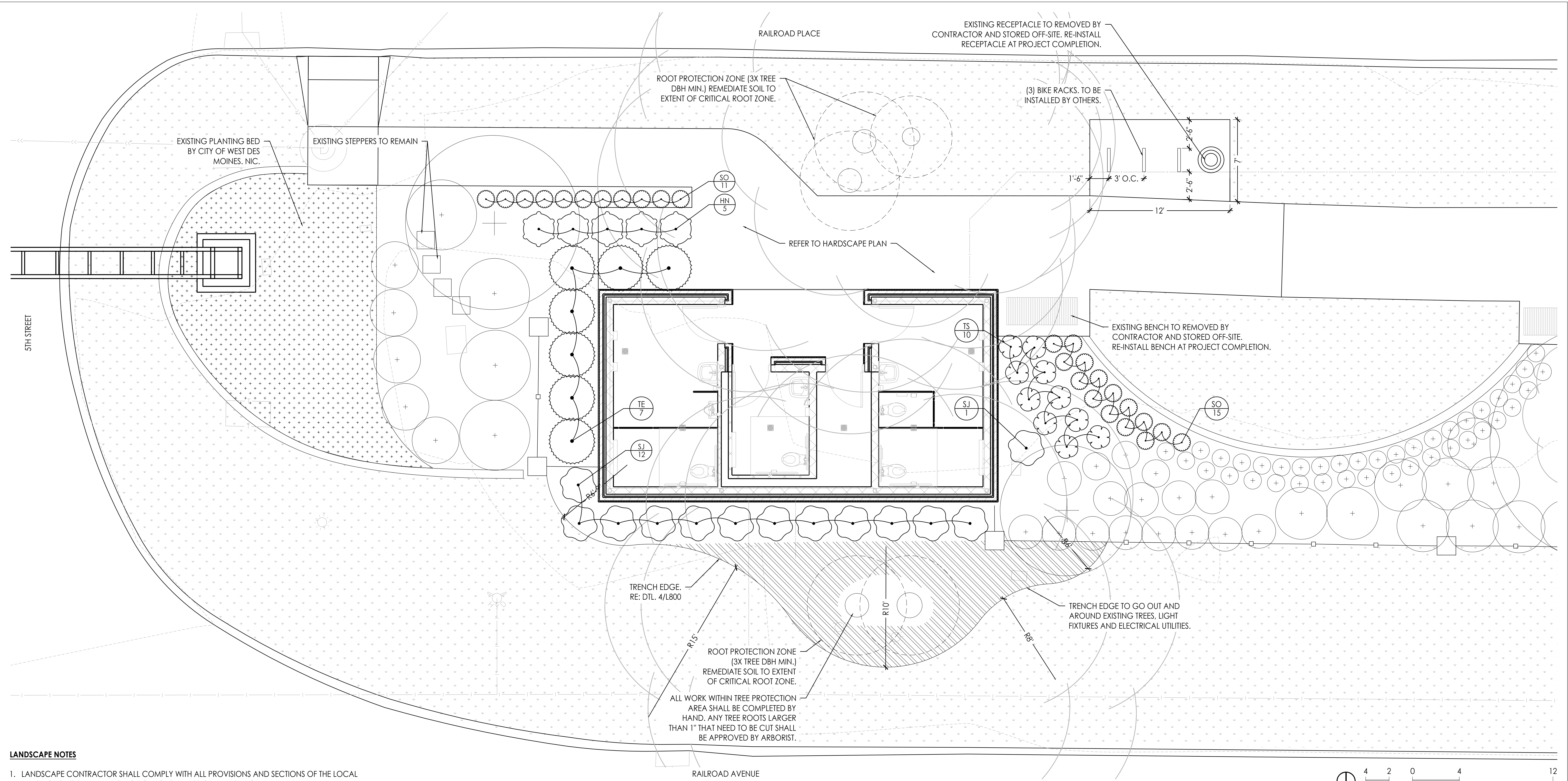
P R E L I M I N A R Y N O T F O R C O N S T R U C T I O N



- GENERAL NOTES**
1. THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS FOR REPRESENTING EXISTING SITE CONDITIONS AND PROPOSED IMPROVEMENTS FOR COMPATIBILITY AND COMPLIANCE WITH THE REQUIREMENTS FOR CONSTRUCTION PERFORMANCE OR WARRANTY OF THE PROPOSED IMPROVEMENTS.
 2. ANY NECESSARY ADJUSTMENTS OR MODIFICATIONS TO ANY SITE CONDITION OR PROPOSED IMPROVEMENTS AS SET FORTH IN THESE DOCUMENTS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
 3. REVIEW OF THE SITE AND THE CONSTRUCTION DOCUMENT FOR THE PURPOSE OF IDENTIFICATION AND RESOLUTION OF ANY ADJUSTMENTS OR MODIFICATIONS TO EXISTING SITE CONDITION OR IMPROVEMENTS SET FORTH IN THIS DOCUMENT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 4. PROTECT ALL EXISTING PARKING LOTS & WALKWAYS FROM CONSTRUCTION ACTIVITIES. ANY DAMAGE TO EXISTING PARKING LOTS OR WALKWAYS SHALL BE NOTED AND REPAIRED AT THE COST TO THE CONTRACTOR.
 5. ALL ROOT AND CANOPY TRIMMING OF EXISTING TREES TO BE APPROVED BY CITY OF WEST DES MOINES.

EROSION CONTROL LEGEND		
	TREE PROTECTION FENCE	PROVIDE AND INSTALL TREE PROTECTION FENCING. RE: DTL 1/L800
	TREE REMOVAL	REMOVE TREE AND GRIND STUMP. CONTRACTOR TO RESTORE GRADE POST-REMOVAL.
	PLANT DEMOLITION	REMOVE ALL PLANT MATERIAL.
	EXISTING TREE/SHRUB	EXISTING PLANT TO REMAIN.

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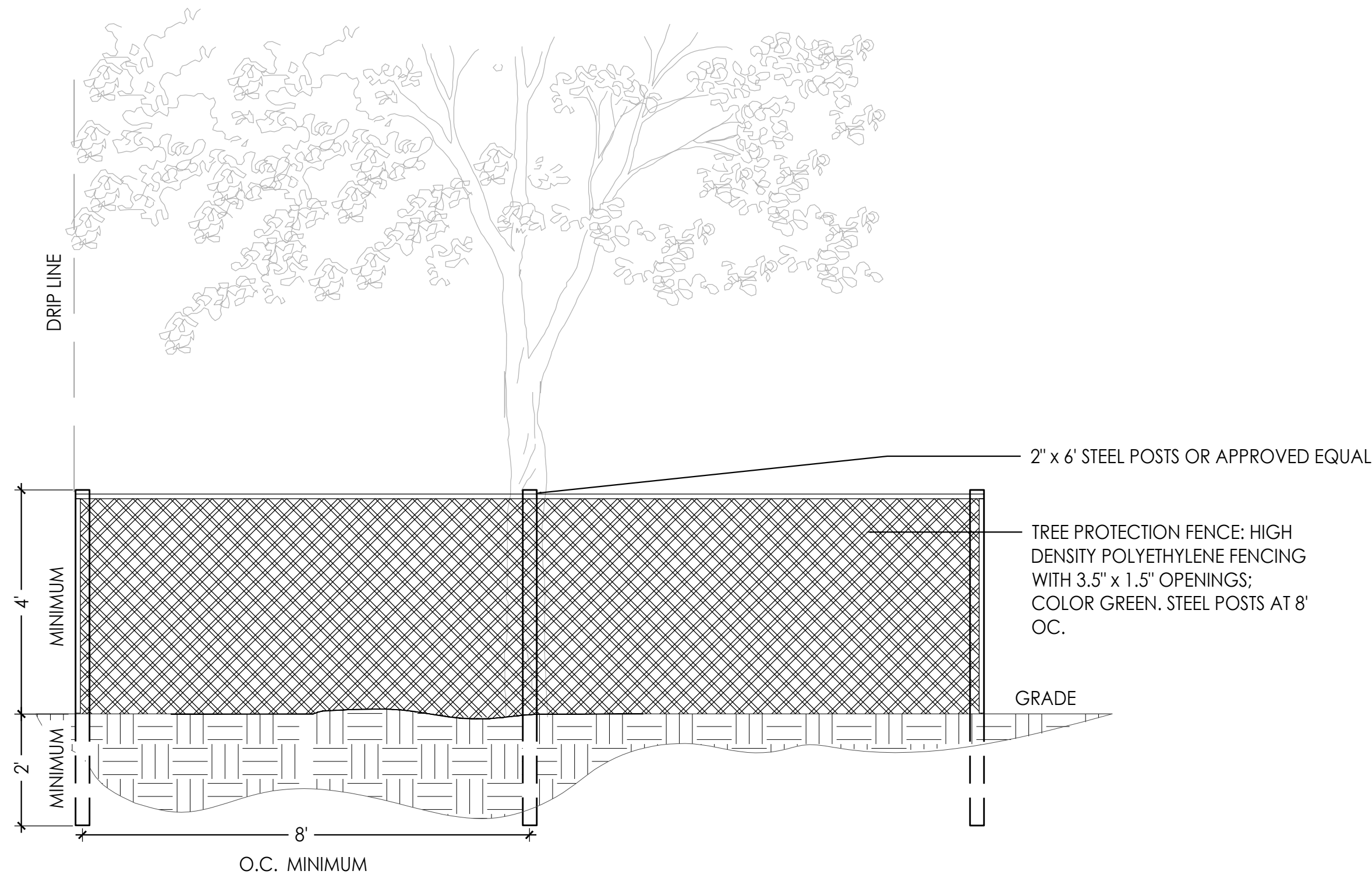


- LANDSCAPE NOTES**
1. LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL PROVISIONS AND SECTIONS OF THE LOCAL JURISDICTION'S STANDARD SPECIFICATIONS UNLESS OTHERWISE NOTED.
 2. LOCATIONS OF ALL PERENNIALS, GROUNDCOVER MASSINGS, AND INDIVIDUAL SHRUBS TO BE MARKED AND VERIFIED IN FIELD TO BE STAKED IN THE FIELD AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 3. CONTRACTOR SHALL COORDINATE DELIVERY SCHEDULE AND PLANT TREES UPON ARRIVAL PER IOWA SUDAS. ALL PLANTS OF THE SAME SPECIES SHALL BE OBTAINED FROM A SINGLE NURSERY SOURCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AN IMPROVEMENTS SHOWN.
 4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO SEED AND RESTORE ALL DISTURBED AREAS BACK TO ORIGINAL OR FINISH GRADE ELEVATIONS, INCLUDING EQUIPMENT MATERIAL STORAGE AREA AND STAGING AREAS ADJACENT TO SITE.
 5. ALL EXISTING PLANTS SHOWN ON PLAN ARE IN APPROXIMATE LOCATIONS. ADJUST NEW PLANTING BED AND TREE LOCATIONS TO AVOID CONFLICT WITH EXISTING PLANTINGS. CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ON ANY NECESSARY ADJUSTMENTS.
 6. THE LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT INJURY TO ALL PLANT MATERIAL DURING DIGGING, HANDLING, PLANTING AND MAINTENANCE OPERATIONS.
 7. ALL TREE AND SHRUB LANDSCAPE BEDS SHALL HAVE WEED-PREVENTION FABRIC INSTALLED. WEED PREVENTION FABRIC SHALL COVER THE ENTIRE LANDSCAPE BED.
 8. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF PLANT MATERIALS AND IMPROVEMENTS SHOWN. ACTUAL QUANTITIES AND MEASUREMENTS ON DRAWINGS TAKE PRECEDENT OVER TABLE QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

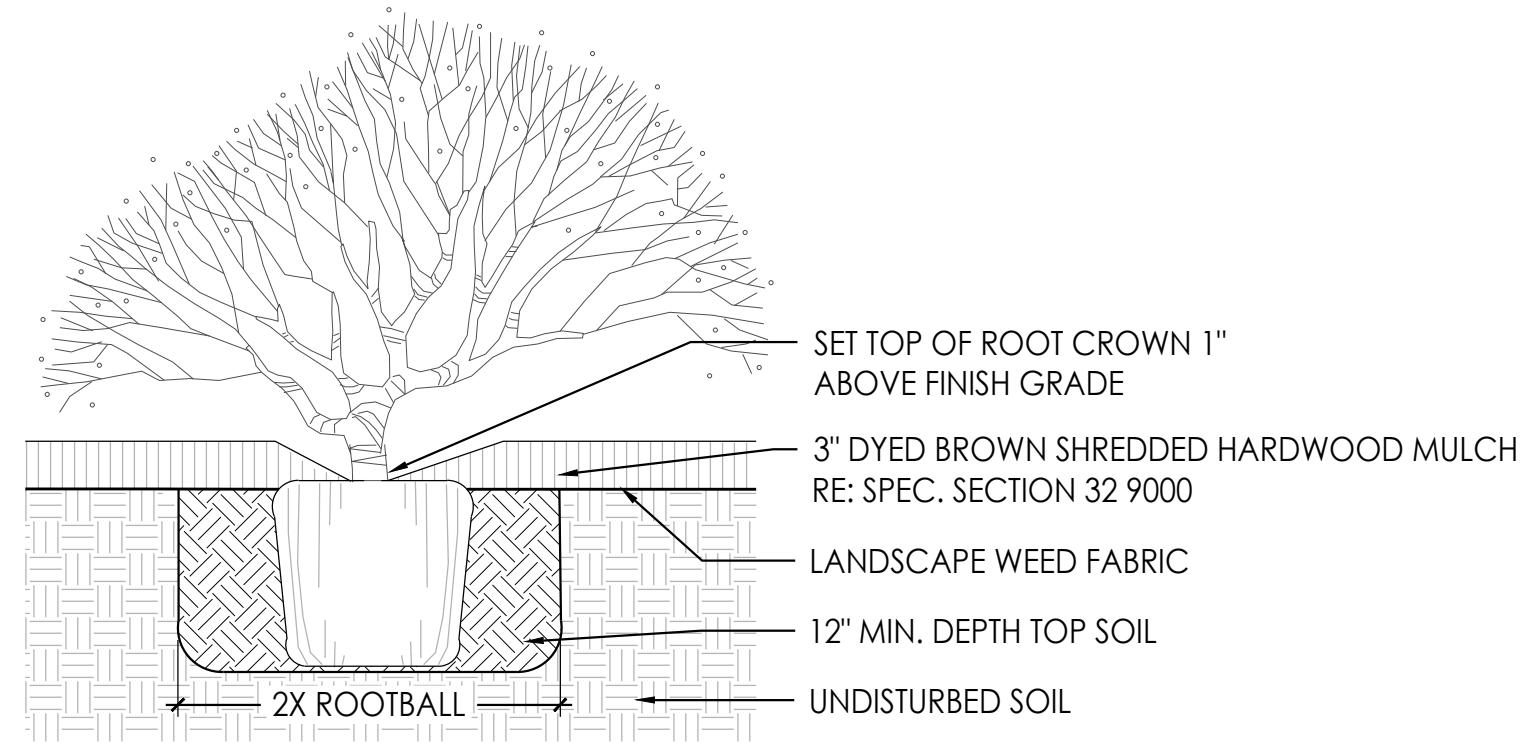
PLANT SCHEDULE					
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	S
	HN	HYDRANGEA PANICULATA 'PIIHP-I' TM	BABY LACE ROYAL MAJESTICS HYDRANGEA	3 GAL	3
	SJ	SPIRAEA JAPONICA	JAPANESE SPIREA	3 GAL	3
	SO	STACHYS OFFICINALIS	BETONY	3 GAL	1
	TE	TAXUS X MEDIA 'EVERLOW'	EVERLOW ANGLO-JAPANESE YEW	3 GAL	4
	TS	TULIPA SPP.	TULIP	1 GAL	2
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	CONT	S
	VC	VINCA MINOR	COMMON PERIWINKLE	FLAT	1

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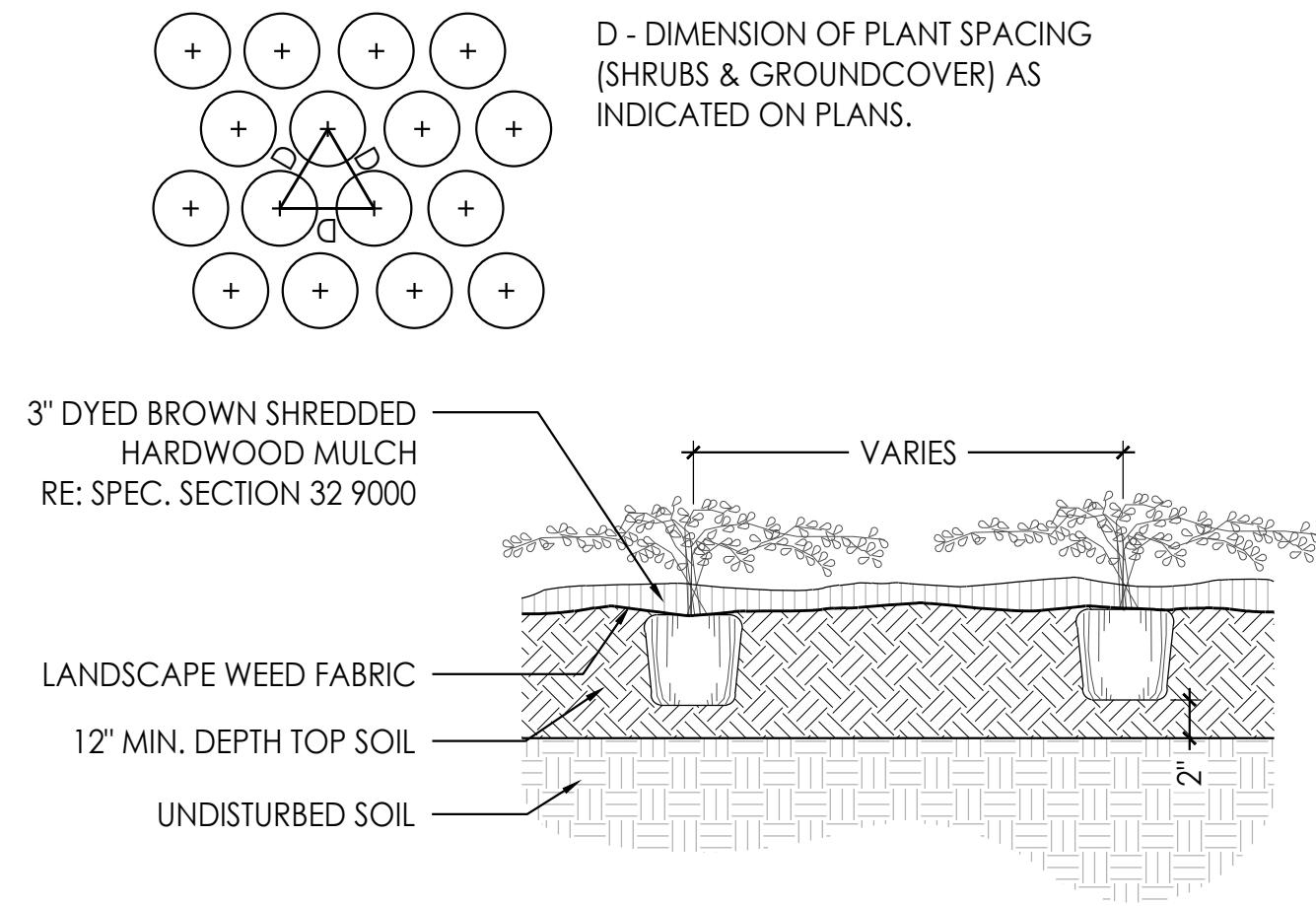
- NOTES:
1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 2. ALL ROOT AND CANOPY PRUNING OF EXISTING TREES TO BE APPROVED BY CITY OF WEST DES MOINES.
 3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING, INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 5. THERE SHALL BE NO STORAGE OF MATERIAL WITHIN BOUNDARIES OF THE TREE PROTECTION FENCING.
 6. SEE SITE LAYOUT PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.
 7. FENCING SHALL BE REMOVED WITH LANDSCAPE ARCHITECTS APPROVAL FOR FINISHED GRADING AND PLANTING.



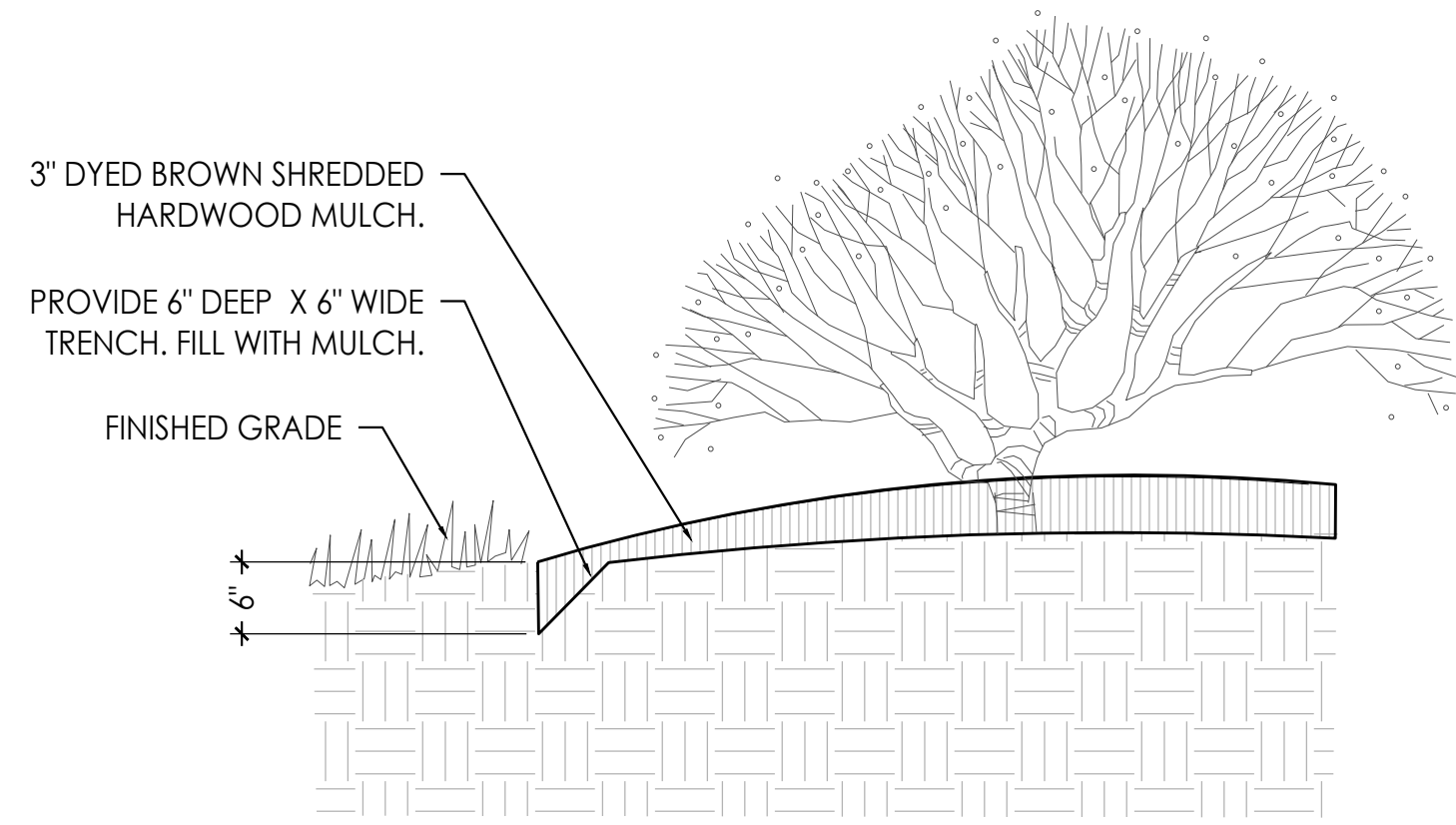
1 TREE PROTECTION FENCE
1/2" = 1' - 0"



2 SHRUB PLANTING
1" = 1' - 0"



3 GROUNDCOVER PLANTING
1" = 1' - 0"



4 TRENCH EDGING
3/4" = 1' - 0"